



Department of Parks and Recreation
City of Frisco, Texas

Memorandum

To: Parks and Recreation Board Members

Cc: Henry J. Hill, Deputy City Manager
Rick Wieland, Director of Parks and Recreation

From: Dudley Raymond, Planning and Business Development Manager

Date: November 4, 2009

Subject: Staff Comments Regarding Planning and Zoning Issues for the
November 12, 2009 Parks and Recreation Board Meeting

The purpose of this memorandum is to provide some comments regarding residential platting that is to be discussed during the next meeting of the Board. Developers were required to submit all documentation in regard to the development process prior to our meeting on November 12, 2009.

Between the time of submittal and today's date, staff has reviewed all submittals and had a total of one (1) preliminary plat submitted which affects residential development. Staff's recommendations are done by reviewing the 2006 Parks, Recreation and Open Space Master Plan section of the Comprehensive Plan, the 2008 Hike and Bike Trail Master Plan, as well as taking into account a review of new development trends, not anticipated by either of the two documents referenced above.

Cobb Farm
Phase 2
Preliminary Plat
78 SF Units

Located west of Legacy Drive and north of Eldorado Parkway, this proposal is for the development of 78 SF lots.

Master Plan Comments – In review of the 2006 Parks, Recreation and Open Space Master Plan and current development trends dictating the need for neighborhood

parks, the plan does not identify the need for an additional neighborhood park in this area.

Hike and Bike Trail Comments – The Hike and Bike Master Plan does indicate the need for an off-street trail along Legacy Drive.

Parkland Dedication Ordinance Comments – After examination of the Master Plan and review of the Parkland Dedication Ordinance, the Parks and Recreation Board will make a recommendation as to whether or not the proposed development should be required to provide parkland and/or money in lieu of dedicated parkland that the developer would be assessed at the time of final plat. Based on the current fee of \$1,561.00 per dwelling unit, the assessment would be a total amount of \$121,758.00, should money-in-lieu be required.

Staff Recommendation – Based on the information above, Staff would recommend that the preliminary plat be approved by the Board contingent on the following comments:

- Developer to pay park fees in the amount of \$121,758.00.
- Developer to coordinate with the City for the construction of an off-street trail along Legacy Drive.